

**FOR SALE**

Guide Price £300,000 Freehold



## 8 Chelwood Drive, Taunton, Somerset, TA1 4JA

**Guide Price  
£300,000  
Freehold**

- Well Presented & Extended Three Bedroom Semi-detached Family Home
- Two Reception Rooms
- Bi Fold Doors Leading to Low Maintenance Rear Garden
- Downstairs WC & Upstairs Family Bathroom
- Bedroom One with Built-In Wardrobe
- Popular Sherford Area
- Garage and Parking Space





## PROPERTY DESCRIPTION

Newton King are delighted to offer the market, this well presented and extended three bedroom semi-detached house, located in the popular Sherford area of Taunton. The property offers plenty of living space throughout & is complete with low maintenance front and rear gardens as well as a garage.

In brief the property comprises: Entrance hall, downstairs WC, spacious living room (15'11 x 13'11) with laminate flooring, extended open plan 'L shape' dining area (16'6 x 10'1) & kitchen breakfast room (11'6 x 11'1) with island, skylights & bi-fold doors, bedroom three/office room (7'4 x 6'9), bedroom two (10'6 x 9'9), bedroom one (10'7 x 9'9) with built in wardrobes, family bathroom (7'11 x 6'9) with rain shower over bath.

Outside to the rear there is a low maintenance garden (Approx 35ft) consisting of; Patio area, mature shrubs, pergola & shed. Furthermore, via the back gate there is a garage (15'7 x 7'11) with a parking space. To the front you will find a lawn and additional on-street parking.

EPC rating C & Council Tax Band C.

Please contact Newton king between the hours of 9am-6pm to arrange a fully accompanied viewing.





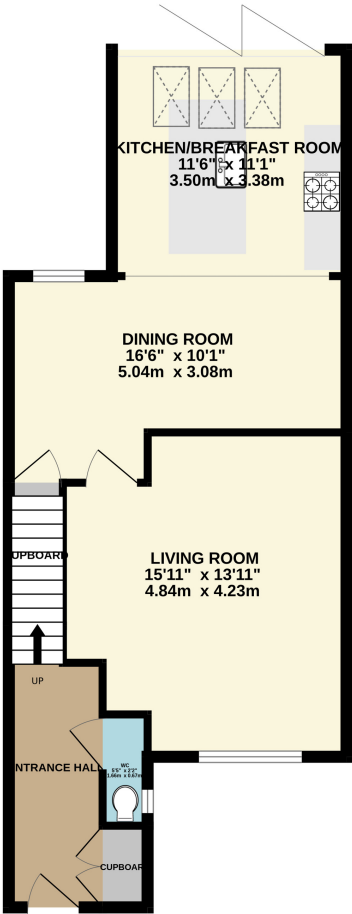




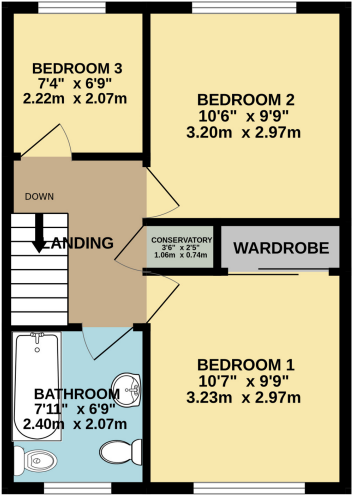
FLOORPLAN

Newton King

GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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